



Agenda for Meeting 14-2014

CITY OF ROCKVILLE PLANNING COMMISSION

Don Hadley, Chair

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|----------------|---------------------|
| David Hill | Charles Littlefield |
| Anne Goodman | Dion Trahan |
| Jack Leiderman | John Tyner, II |

Wednesday, August 6, 2014
7:00 p.m. Mayor and Council Chamber
City Hall, 111 Maryland Avenue

Andrew Gunning, Staff Liaison
Marcy Waxman, Senior Assistant City Attorney

Planning Commission Agenda and Staff Reports online:
<http://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>

I. REVIEW AND ACTION

- A. [Site Plan Application STP2014-00196](#), 1626 E. Jefferson Street, Crest II Site Plan, Congressional Plaza Associates, LLC, 1626 East Jefferson Street - For the development of a portion of the property with a 77,250 square foot multi-family residential building containing 49 dwelling units and 26 parking spaces. The property is located in the MXCD, Mixed-Use Corridor District. *The Commission voted to approve the site plan (3-2, Commissioners Goodman and Leiderman voted no, and Commissioners Hill and Trahan were absent).*
Attachments: [4-7](#) | [8-11](#) | [12-14](#) | [15](#) | [16](#) | [17](#)
- B. [Time Extension for Site Plan Application STP2012-00112](#), 1900 Chapman Project Owner, LLC, 1900 Chapman Avenue - A request for the second 6-month Time Extension for the Site Plan application that was granted on August 8, 2012 for two, six-story buildings containing a total of 660,373 square feet of gross floor area. The approved mix-of-uses includes 658 multiple-unit residential apartments, 3,731 square feet of amenity space, a 1,443 square foot leasing office and 5,152 square feet of office tenant space. The property is located in the MXTD, Mixed-Use Transit District. *The Commission voted to approve the time extension (5-0, Commissioners Hill and Trahan were absent).*

II. RECOMMENDATION

[Zoning Text Amendment TXT2014-00238](#), to allow a drive-through restaurant in connection with an existing hotel in the MXE Zone when located on a major highway. Filed May 22, 2014. Public testimony will be received on this item by the Commission, which will make a recommendation to the Mayor and Council. *The Commission voted to recommend approval of the zoning text amendment as recommended by staff (5-0, Commissioners Hill and Trahan were absent).*

III. COMMISSION ITEMS

- A.** Staff Liaison Report
- B.** Old Business
- C.** New Business
- D.** Minutes – Meeting 12-2014 dated July 9, 2014 and Meeting 13-2014 dated July 23, 2014
- E.** FYI Correspondence

IV. ADJOURN

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of a group)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

Note: The Planning Commission may ask questions of any party at any time during the proceedings.

II. PLANNING COMMISSION BROADCAST SCHEDULE

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Rockville Channel 11: Wednesdays at 7:00 p.m. (if no live meeting)
Sundays at 7:00 p.m.
Mondays, Thursdays and Saturdays at 1:00 p.m.
Saturdays and Sundays at 12:00 am (midnight)

III. Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

IV. FUTURE MEETING DATES

September 10, 2014
September 17, 2014
October 8, 2014
October 22, 2014

V. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.
Applications filed since July 29, 2014:

STP2015-00222, 51 Mannakee St. for a 7 level parking garage.

STP2015-00223, 1801 Rockville Pike for the construction of 7 surface parking.

PAM2015-00077, 15190 Frederick Rd. for the construction of drive-thru and facilities at M&T Bank.

VI. ADDITIONAL INFORMATION RESOURCES

The following resources are available to anyone who would like more information about the development review process. City staff can be reached at 240-314-8200 and additional information can be found on the City's web site at: www.rockvillemd.gov/cpds

- Citizen's Guides to Development Review and Zoning
- Development Review Manual
- Planning Academy Information

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.